

Southgate Neighborhood Meeting Minutes February 8, 2012

Presentation on New Apartments Behind Shopko being build by Whitewater Creek Development

Rod Butler, ZBA Architects and Todd Prescott, Whitewater Creek Development
Helen Stevenson, Spokane Housing Ventures (SHV)

Whitewater Creek saved Claire House from bankruptcy
Wants to make clear that they are separate from the apartment development currently going on 44th (Inland Apartments) and not tied to the large big box developers in the rest of the District Center.

Property did have a development agreement (DA) on it when purchased by Whitewater.

The developers have been pursuing funding on this project for over 2 years, funding came in around Christmas 2011. Funding will cover 60 unit development and then \$3M-\$4M to rehab Clare House. According to their interpretation, the Developer Agreement was created with the vision of how big box and large-scale development will be handled in the District Center. These developers are not part of the group that signed the agreement on this property at the time the DA was created. They are arguing that they should not be part of the Developer Agreement. They are trying to make a distinction between commercial and residential development within the district center. Rod Butler suspects that being part of the agreement and the “integrated site plan” will require him to run traffic from the commercial sites through his property to 44th. They have started drafting an amendment to the District Center Developers Agreement that would exempt them from inclusion within the Developers Agreement.

To meet some of the precepts of the DA they are trying to incorporate some features into their development. They will provide an 8-foot wide path North to South on the east side of the property from 44th to the District Center, they are granting an easement on that part of the property. Path would be for pedestrian/bike and open to the public. (See Appendix A on SGNC website, proposed site plan for property)

They will deed back right-of-way on 44th frontage when they pick up permits from the city if we agree to their amended developer agreement.

Some specifics of the development: 12 units per/acre density, other ones are 30 units per/acre. Deed restricted, 55+ age restriction. Less traffic, less car ownership and traffic is held to their property. Income might be slightly below average, but rents are very close to market rate. Very low turnover based on experience with other SHV properties.

Developer is trying to preserve as many trees as possible (See Appendix B on SGNC website, page 2). Looks like over 10% of existing trees. Emphasis on saving Ponderosa pines per DA.

Some re-grading to be done on the south side of the property.

Community plaza: they are required to participate by the DA, but they will put aside \$3,000 for future involvement with the construction of the pavilion.

Exteriors and architecture will have multiple materials and they want to look more residential than commercial. Once again saying they should not have to adhere to an integrated site plan since they are primarily residential, not commercial.

Viewscapes: Due to topography and one story nature of the buildings they won't affect viewscapes and should not run afoul of the DA in that regard. One building will be two stories.

Long term development of District Center: Doing the things they are planning to do, they think they will meet the requirements for the District Center.

Less than 100 people moving in when finished.

Questions from SGNC meeting attendees:

How many parking spots? 1.5 per unit or 90 parking spots

Are you going to use semi-pervious/green/environmentally friendly building materials?

We have some requirements, but we are evaluating the materials.

Action by the SGNC:

Motion made to approve amendment to the DA to exempt the developer from the integrated site plan portion of the DA once the amendment has been reviewed. Authorize the SGNC Land Use Committee to work on behalf of the SGNC to finalize amendment and resolve the issue.

Straw Poll Vote Count:

Yea: 22

No: 0

Eligible Members Count:

Yea: 14

No: 0

MOTION PASSES

Draft amendment will be e-mailed out to the SGNC members.

Approval of Minutes: Approved

Treasurer's Report: No monetary issues. Approved switch between Ray and Ted for Treasurer and Vice Chair

Neighborhood Planning Update:

Ray Wright was supposed to give us an update on 44th if there was any new news. Since he was not in attendance it was assumed there has been no action or change in plans at this time.

Community Assembly Report :

March 6th is the next Meet and Eat. Indiana and Standard. Howard Delaney, City Attorney will present. Runs 5:30 to 7.

May Meet and Eat will be hosted by Manito Neighborhood, no speaker or date determined.

March 6th - New Neighborhood Planning Open House at Downtown Library

Residential Traffic Calming Requests: Deadline extended till March 30th. Video on ONS website for information.

Speed signs are being repaired and will be out in April, schedule will be given for SGNC. Late Feb/Early March they will be working on 2010 street projects (planting trees as traffic calming measure near Hazel's Creek on 42nd).

City funded mailings: City only pays for 1. City has template we have to use.

Joint CA/City Council Meeting February 29th at Downtown Library from 4-5:30PM. Send questions or suggestions for topics to ONS or neighborhood CA representative Shelley O'Rourke.

Neighborhood police officer: have we seen ours? Some neighborhoods have and some have not. Ours has not been to one of our meetings yet. SGNC attendees request that we contact police and introduce ourselves to him and invite him.

Code Enforcement is doing emphasis patrols and they will train neighborhood people on ordinances (building permits, solid waste, noise, etc.) We need 3 volunteers and 4 hours of training. Trainees will act as liaison to code enforcement people.

Leroy Eadie from Parks Dept. presented on budget cuts to youth and senior services, some of the funding has been restored in the short term, but it will be phased out over time. They are meeting to figure out how different groups can pick up the slack.

Riverfront Park renovation project:

This is a major multi-year project. Starting to look at options, this is the time to send comments and opinions to the park. For example:

- moving carousel south slightly to facilitate better flow for the Centennial Trail through the park.
- North/South connectivity on Howard.
- Bridge conditions as they relate to traffic types.

- Gateways: how do you better identify the entrances to the park from non-major directions.

Survey is out there, they have had 400 responses. Shelley will look into a more direct contact for submitting ideas and comments.

Street Bond:

Stakeholders Committee met with Councilman Mike Allen. City is going to put out the bond in two pieces: A) Curb to curb B) Curb to Curb + Bike and Pedestrian amenities. Hal Ellis is still looking for input from neighborhoods about roads to be included in the bond.

Clean-Up Committee: Money each neighborhood gets for dump passes, sidewalk pickup, etc. We are allotted \$6500 for this fund. We can use \$200 for office of code enforcement to give out \$25 tickets for unsightly properties. Members stated they prefer dump passes. Will give out passes at meetings and try to set up pick-up at Ace Hardware.

Announcement:

No March meeting due to Ham on Regal, we will return in April.

Traffic Issue in Windsong – Earl Small and Jonathon Wald

Earl Small, lives on Sumac between Havana and Myrtle. Wants to propose a traffic-calming project to put crosswalks and stop signs (4-way) at corner of Sumac and Myrtle. Can we add this to our list of proposed traffic calming projects?

Action to be taken: Pat Hickey and Jonathon Wald will move forward with the paperwork to submit this issue for consideration to the traffic-calming list.

Update on Adult Family Homes Issue – Marcy Tunik

There are 4 adult family homes now between 46th and 44th on Helena. The concept of them is not the issue, but the density is. The ranch-style homes are targets; \$350K homes 5 years ago going for \$210K. Most homes have 6 clients paying about \$4K/month each to live there.

City of Spokane has no restriction or zoning rules for these homes. Federal Housing Authority has exempted them from zoning rules. Neighbors near these home worried about character of area, home values, and culture and future viability of the neighborhood.

4 neighborhoods met with the mayor, Councilmen Snyder and Allen. State Senators Parker, Ahern, and Baumgartner all toured the area. Everyone is passing the buck, and all say that a new federal law will have to be passed to change this. 2001 Comprehensive Plan discussed the zoning and placement of these homes. Pia Hallenberg from the Spokeman Review did story on power poles on 24th so she is going to do a story on the adult family homes as well. One house breeched neighborhood covenants, do we have

any recourse in the face of the FHA? Covenant dates back to the original development of the area from 50 years ago.

Additional items:

A neighbor requested to have Ray Wright to provide an update on 44th street plan progress to SGNC in the interim between meetings. Teresa Kafentzis said she would look into it.

Meeting Adjourned

NEXT MEETING: April 11, 2012